

Accessory Dwelling Unit\ Guest House

An accessory dwelling unit/guest house is defined as a detached dwelling unit permitted on the same parcel as the principal dwelling unit, but clearly subordinate to the principal dwelling unit.



Accessory Dwelling Unit/Guest House— two dwelling units on one lot, one clearly subordinate.

Planning & Development

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Planning & Development



ACCESSORY DWELLING UNIT/GUEST HOUSE

***SPECIAL USE
PERMIT
REQUIREMENTS***

Accessory Dwelling Unit/Guest House

ACCESSORY DWELLING UNIT/GUEST HOUSE:

A detached dwelling unit permitted on the same parcel as the principal dwelling unit, but clearly subordinate to the principal dwelling unit. Accessory Dwelling Units/Guest Houses are permitted in the R-1, R-2, R-3 Residential Districts as a Special Use Permit.

To request a Special Use, an "Application for Special Use" must be filled out and filed with the Planning Office by the 15th day of the month preceding the date of the Boards meeting.

A \$425.00 filing fee must accompany each application. Each applicant will appear before the Catawba County Zoning Board of Adjustment the last Tuesday of the month at 7:00 p. m. in the Robert E. Hibbitts Meeting Room of the 1924 Courthouse located at 30 North College Ave, Newton, NC. This is a public hearing and the Board of Adjustment will hear all parties and act on the request at the meeting.

PERSONS WITH DISABILITIES: Individuals needing assistance should contact the Board of Adjustment Clerk at 465-8380 within a reasonable time prior to the meeting. A telecommunication device for the deaf (TDD) is located in the Government Center and can be reached by dialing 465-8200. Access to the 1924 Courthouse for individuals with disabilities is at the south side (A Street). The elevator is located at the north end of the building. Participation in public meetings is without regard to race, color, national origin, sex, religion, age, or disability.

Sec. 44-375. Accessory dwelling unit/guest house.

The following standards shall be used in deciding applications for approval of an accessory dwelling unit/guesthouse:

- (1) The use must comply with all requirements of the county health department, environmental health section, for on-site sewage and well regulations.
- (2) A detached accessory dwelling unit shall be permitted as an accessory to any detached single-family dwelling unit. The accessory dwelling unit shall be clearly subordinate to the principal structure.
- (3) No more than one accessory dwelling unit shall be permitted on a single deeded lot in conjunction with the principal dwelling unit.
- (4) The accessory dwelling unit shall be owned by the same person as the principal dwelling.
- (5) Accessory dwelling units shall adhere to the maximum permitted height requirement for the zoning district in which the unit is to be located.
- (6) An accessory dwelling unit shall not be served by a driveway separate from that serving the principal dwelling unless the accessory dwelling unit is accessed from a different road or street than the principal structure.
- (7) An accessory dwelling unit shall not exceed 650 square feet or 50 percent of the gross heated floor area of the principal dwelling. The accessory dwelling unit may be combined with a garage, workshop, etc.
- (8) An accessory dwelling unit shall adhere to the setbacks for the district in which they are to be located.

- (9) The accessory dwelling unit must comply with all applicable sections of the state residential building code.

(Code 1995, § 515.195)

For further information on how to obtain a Special Use Permit for an Accessory Dwelling Unit/Guest House, please call the Catawba County Planning & Development Department at 828-465-8380.

